

182.0

0003

0009.0

Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

APPRAISED:

Total Card / Total Parcel

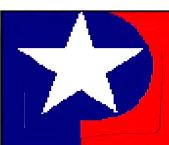
878,100 / 878,100

USE VALUE:

878,100 / 878,100

ASSESSED:

878,100 / 878,100


Patriot
 Properties Inc.

PROPERTY LOCATION

IN PROCESS APPRAISAL SUMMARY

No	Alt No	Direction/Street/City
2		INDIAN HILL RD, ARLINGTON

OWNERSHIP	Unit #:
Owner 1: KOVALENKO OLEG &	
Owner 2: ZAGRIADSKAIA EKATERINA	
Owner 3:	

Street 1: 2 INDIAN HILL ROAD	
Street 2:	

Twn/City: ARLINGTON	
St/Prov: MA	Cntry
Postal: 02476	Own Occ: Y

PREVIOUS OWNER	
Owner 1: WALLACE EDWARD T--ETAL -	
Owner 2: WALLACE VIRGINIA M -	

Street 1: 2 INDIAN HILL ROAD	
Twn/City: ARLINGTON	
St/Prov: MA	Cntry

Postal: 02476	Type:
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NARRATIVE DESCRIPTION	
This parcel contains .18 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1948, having primarily Vinyl Exterior and 1968 Square Feet, with 1 Unit, 1 Bath, 1 3/4 Bath, 0 HalfBath, 9 Rooms, and 4 Bdrms.	

OTHER ASSESSMENTS	
Code	Descrip/No

Amount	Com. Int

PROPERTY FACTORS	
Item	Code

Description	%	Item	Code	Description
Z R1 SINGLE FA	100	water		

o		Sewer	
n		Electri	

Census:		Exempt	
Flood Haz:			

D		Topo	
s		Street	

t		Gas:	

LAND SECTION (First 7 lines only)	
Use Code	Description

LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family	7849	Sq. Ft.	Site	0	70.	0.84	7										458,829						458,800	

IN PROCESS APPRAISAL SUMMARY										Legal Description		User Acct	
Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value							123164	GIS Ref

101	7849.000	418,600	700	458,800	878,100								

Total Card	0.180	418,600	700	458,800	878,100	Entered Lot Size
Total Parcel	0.180	418,600	700	458,800	878,100	Total Land:

Source: Market Adj Cost	Total Value per SQ unit /Card: 446.19	/Parcel: 446.19	Land Unit Type:
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PREVIOUS ASSESSMENT								Parcel ID	182.0-0003-0009.0
Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes
2022	101	FV	418,600	700	7,849.	458,800	878,100	Year end	Date 12/23/2021
2021	101	FV	406,100	700	7,849.	458,800	865,600	Year End Roll	Date 12/10/2020
2020	101	FV	406,100	700	7,849.	458,800	865,600	865,600 Year End Roll	Date 12/18/2019
2019	101	FV	310,200	800	7,849.	458,800	769,800	769,800 Year End Roll	Date 1/3/2019
2018	101	FV	317,300	800	7,849.	386,700	704,800	704,800 Year End Roll	Date 12/20/2017
2017	101	FV	317,300	800	7,849.	354,000	672,100	672,100 Year End Roll	Date 1/3/2017
2016	101	FV	317,300	800	7,849.	301,500	619,600	619,600 Year End	Date 1/4/2016
2015	101	FV	304,600	800	7,849.	262,200	567,600	567,600 Year End Roll	Date 12/11/2014

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